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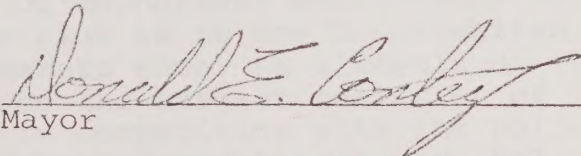
RESOLUTION NO. 6-77-800

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF CALIFORNIA CITY ADOPTING A
GENERAL PLAN, AND LAND USE AND CIRCULATION
ELEMENTS THEREOF, FOR THE CITY OF
CALIFORNIA CITY

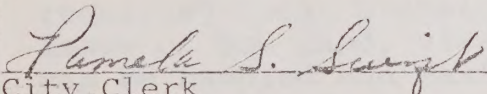
WHEREAS, through a series of public hearings the Planning
Commission has promulgated, approved, and recommended for approval
to the City Council that General Plan (Land Use and Circulation
Elements) attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, that the Land Use and
Circulation Elements referenced herein are hereby adopted as such
for the City of California City, and that those elements, together
with the other seven elements previously adopted by the Council
shall constitute the General Plan of the City.

PASSED, APPROVED, AND ADOPTED this 14th day of June,
1977.


Mayor

ATTEST:


City Clerk

(SEAL)

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GENERAL PLAN

LAND USE AND CIRCULATION ELEMENTS

I. BASIC INTENT

- A. While the California Government Code mandates nine specific elements and delineates eleven additional permissive elements which constitute the make up of a General Plan, and requires that each of these elements be internally consistent and consistent with one another, the law does not.
1. Rank the various elements in order of priority or logical importance,
 2. Define the term "element" so as to circumscribe the form an element should take, as such, or
 3. Delineate the means by which the internal and inter-relational consistency of the various elements can be rationally and easily discerned and judged.
- B. The custom in this State since the inception of State mandated local planning has been to assimilate and propound each mandated element as though it were a distinct and individual concept unto itself, the results of such efforts being bound in separate volumes and distinctively titled.

Such an approach to planning de-emphasizes consistency between the various elements and gives no clue as to how to establish priorities among the policies of the elements when, as a result of the human fallibility of the planners and the exigent realities of life, the policy of one element may be in competition with the policy of another element, even though when viewed broadly the policies cannot be adjudged inconsistent with one another.

- C. When scrutinized closely, it appears that the State Legislature in requiring local planning was addressing itself basically to the issue of how land, viewed as a resource rather than a commodity, can be handled and maximized to the best advantage of all its inhabitants. In other words the Legislature recognized the obvious relationship between mankind and land, i.e., man by his nature must exist upon and utilize the land. In requiring planning, the Legislature was seeking a human means by which man's existence upon and utilization of the land would be such as to be in man's highest and best interest.

In short, the Legislature was looking toward the planning and control of man's usage of land - land use.

- D. Having in mind the broad discretion allowed by the Government Code as to the form each General Plan element should take and the

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method by which the elements are to be integrated into one cohesive General Plan (paragraph "A", above), and the problems inherent in the customary approach to planning of addressing each element as a distinct and separate unity (paragraph "B", above), and our perception of the Legislature in mandating local planning (paragraph "C", above), the California City Planning Commission hereby manifests its intent in promulgating this Land Use Element of its General Plan for the City as follows:

1. This Land Use Element is the basic and constitutional element of the General Plan. All other elements, whether mandated by State law or not, shall be harmonious with the Land Use Element and shall draw their internal and inter-element consistency from and through it. In judging the consistency or interpretation of the General Plan in any manner, the Land Use Element shall be considered and weighed as the ultimate factor.
2. The mandatory and permissive elements delineated in the Government Code shall not be viewed as distinct and separate concepts. Rather, they shall be viewed as areas of concern to be addressed in the planning process, and their form and manner of inclusion in the General Plan documentation shall be such as to best enhance the logic and consistency of the entire General Plan and as to best comply with the State Legislature's basic intent as to planning and its specific requirements as to each element.
3. The State mandated circulation element shall be met by and included in this Land Use Element, inasmuch as circulation appears to us to be one form of land use.
4. The seven remaining currently mandated elements, already adopted by the City, shall be reviewed as quickly as possible so as to insure consistency with this Land Use Element, and with a view toward integrating such elements into this Land Use Element where internal logic and consistency will be enhanced thereby. Any elements mandated in the future shall be promulgated similarly. All permissive elements shall be considered and, if adopted, shall be promulgated and integrated into the General Plan in like manner.
5. This land use element and all other elements operating through it shall constitute the City's General Plan. The General Plan shall be what the name implies - General. It shall include the entire City and those areas outside the City within the City's sphere of influence.
6. When circumstances so indicate, and wherever and whenever such can be intelligently and realistically done, specific

plans for defined geographical areas within the City and its sphere of influence shall be promulgated and adopted. Such specific plans shall be for the purpose of implementation of the policies of the General Plan by means of more definitive statement as to how those policies shall be applied within the area of the specific plan. Specific plans shall be based upon, derive their authority from, and be consistent with the General Plan. Ultimately all land governed by the General Plan shall be included within a specific plan.


- a. The first such specific plan shall be promulgated and adopted for that area now known as the "First Community", which encompasses more than 90% of the development which has taken place to date.
- b. The second specific plan shall encompass the area now known as the "Second Community" which approximately centers around Borax Bill Park.

II CONTEXT

- A. The process of planning for the use of land in any geographical area cannot be done in a vacuum. It must pertain to the actual area being planned and take cognizance of that particular area's features as well as how that particular area interrelates with the larger area which constitutes its setting.
- B. On a different plane, effective planning requires an awareness that the planner's ultimate goal - the perfect plan - is impossible. The most that can be hoped for is that the process of planning will improve as experience is gained. The best method of learning from experience is to make use of the experience of others who have trod a similar path. However, such prior experience is useful only if the setting in which it took place is sufficiently similar in one aspect or another, to the one under consideration so as to make the experience of the former truly applicable to the circumstances of the latter.

In applying this concept to land use planning, those aspects of the geographical and sociological setting of the planned area must be identified which are unique, and therefore not amenable to assistance from prior planning experience, and those which are common to other planned areas, and consequently able to be illuminated by the light of experience.

Of course, most, if not all, aspects of land use planning will not fall totally at either extreme, but will be somewhere along the spectrum. However, the question of where to place any particular aspect along the spectrum of unique-common, and the policies made as a result of such placement, cannot be answered without first addressing the basic issue.



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- C. California City has the following characteristics which are shared in common to a greater or lesser degree, with many other areas which have been planned or capable of being planned:
1. It is an incorporated City with the powers of local government inherent therein.
 2. It is located in the northern hemisphere of the globe; on the North American Continent; within the U.S.A.; within the State of California.
 3. It has a population.
 4. It is subject to the vagaries of natural and sociological phenomena.
- D. California City has the following characteristics which, in addition to "C" above, it shares in common to a greater or lesser degree with those planning areas within reasonably close proximity to it:
1. It is located in the Mojave Desert.
 2. It is located in the Antelope Valley.
 3. It is located in the Eastern half of its County.
 4. It is located in Kern County.
- E. The following characteristics of the City are those which, in a broad sense, are unique, while nonetheless similar to some other planning areas:
1. It is located in a desert area.
 2. It is subjected almost daily to light to sometimes heavy winds.
 3. It has its own independent supply of well water.
 4. It is isolated in that it has no adjoining municipality.
 5. It is isolated in that it is fifteen miles from the closest next inhabited area (Mojave), 45 miles from the nearest moderately populated areas (Bakersfield to the west, Lancaster to the south, Ridgecrest to the north) and 100 miles from the closest major metropolis (Los Angeles to the south).
- F. The following characteristics are those which for all practical purposes can be considered totally unique to California City:
1. Geographically it is the third largest City in California (186 square miles in the incorporated area) and at the same time one of the State's smallest in terms of population (2,500).

2. It was originally formed and settled as a result of a land sale and speculation program rather than natural economic forces.
3. It has been extensively subdivided and pre-planned without consideration of the forces of economics and sociological movement which must support the use of such subdivision and validate such pre-planning.
4. Large amounts of its area are uninhabitated and yet owned in small parcels by individuals or in large blocks by the original developer and others.

III. DEFINITIONS

- A. The discernment and statement of goals, objectives, and policies is a highly subjective issue and subject to much honest disagreement. In order to alleviate some of the disagreement it is wise to define these terms in such a manner as to be generally understood by all. In creating such definitions it is more important that the definitions be precise and understandable than that they be substantively "correct" in a cosmic or philosophical sense. Only by this approach can the discussion be focused away from substantive "correctness" and onto the more fruitful concerns of what real world decisions should be made. Such definition provides a commonly understood concept within which more precise issues can be isolated and dealt with.
- B. "Goals" shall be defined as those results, in the broadest sense, which the planning process is intended to attain; the purpose of initiating the planning process in the first place.
- C. "Objectives" shall be defined as more specific and less broad determinations as to the methodology for attainment of goals; sub-goals which taken together are fully encompassed by goals.
- D. "Policies" shall be defined as more or less precise determinations as to specific means by which to implement objectives and thereby attain the goals.

IV. GOALS

- A. Within the definition stated, there is actually only one goal of the planning process, the attainment of which was the intent of the State Legislature in requiring planning. For the purpose of this General Plan that goal shall be stated as "the structuring of the relationship between mankind and the land upon which he exists so as to give mankind the optimum advantage, in the broadest sense, that can be obtained from that relationship".

This statement is perceived to be an adequate statement of the goal of both the planning process and the General Plan of which this land use element is a part. In view of the intent of this plan that this land use element is the keystone of the General Plan, this statement shall also embody the sole goal of this Land Use Element.

V. OBJECTIVES

- A. To structure man's use of land so as to enhance, in the broadest sense, the advantages to man, both individually and as a whole, of community living, and to minimize the negative impacts of sociological phenomena upon man as a result of community living. For this purpose "man" shall be considered to be not only individual human beings but the entire family of the human race upon whom the land use structure in California City does or reasonably might have an impact.
- B. To structure man's use of land so as to insure the best possible health, physical, mental and emotional, for each individual and the group as a whole, to the extent that the usage of land may have an impact on such health.
- C. To structure man's use of land as to minimize the negative impact of such usage upon the physical environment of the land, recognizing that environmental damage in one aspect diminishes man's benefits from the man-land relationship in another aspect. This is not to say that environmental damage can be completely eliminated, in that no benefits can accrue to man from the man-land relationship without some environmental damage. However, such damage shall be aggressively minimized.
- D. To so structure man's use of land as to allow for and provide a setting in which the goal and objectives of this element and the General Plan are economically feasible and therefore able to be realistically attained.

VI. POLICIES

A. Population density.

1. Policy.

- a. The ultimate population density of the City as a whole shall neither be sparse or crowded, but somewhere rationally in between those extremes.
- b. The population density within any area governed by a specific plan may lean toward either extreme but shall not attain or closely approach either extreme. The population density of one specific plan area need not coincide with that of any other specific plan area, provided however, that all specific plan areas when taken as a whole comply with paragraph "a" next above.

- c. Sparse shall be defined as
and crowded shall be defined as

- 2. Rationale - The experience of sparsely populated areas indicates a lack of financial resources to provide minimal municipal services, and that of highly populated areas indicates excessive sociological, health, and environmental damage. Consequently, a "happy" medium between the extremes is desirable.
- 3. Objectives implemented: A, B, C.

B. Land use classifications.

- 1. Policy - The following categories of types of land use are hereby determined to be distinguishable from one another on the basis of significant differences in important impacts on life style; and are therefore to be viewed as dissimilar:
 - a. Residential - Used primarily for the provision of homes for family units.
 - (1) Sub-policy: Residential uses shall provide a setting in which home life is enhanced by the promotion of peace and quiet, and safety and health.
 - (2) Rationale - Home life is important to the sustenance of individual health and sociological stability.
 - (3) Objectives implemented: A, B, C.
 - b. Commercial - Used primarily as a setting in which the exchange and trade of goods or services take place.
 - c. Industrial - Used primarily as a setting in which the manufacture of goods takes place.
 - d. Agricultural - Used primarily as a setting in which the science and art of farming is practiced for profit.
 - e. Recreational - Used primarily as a setting in which leisure time recreational activities take place, adequate for large numbers of people.
 - f. Open space - Land which is for the most part undeveloped by man made improvements other than vegetation; agricultural and recreational uses may, depending upon the circumstances, be included within this category.
- 2. Policy - Each use category is to be deemed essentially incompatible with every other category, and consequently should be physically separated from one another. However, the scale of such separation shall depend upon the circumstances and

one use may be allowed within the confines of another, provided it is found that the scale of separation or intermingled use enhance rather than detract from the goal and objectives of this element, all circumstances considered, and the negative effects of lack of separation are optimally mitigated.

3. Rationale - Historically and rationally each of the defined categories have been considered to be incompatible with one another due primarily to sociological and health reasons. On the other hand, environmental and economical factors indicate, under certain circumstances, the desirability of reducing the scale of separation to the point of intermingling. Consequently, while the primary emphasis is to remain on meaningful separation of the uses, flexibility for mingling is allowed where appropriate.

4. Objectives implemented: A,B,C,D.

C. Decentralization

1. Policy - The City shall not have one "core" or "heart" area around which the remainder of the City shall be designed and developed. Instead, it shall consist of that number of sub-communities as reason and circumstances indicate. The sub-community concept shall enhance the sociological and health objectives of this plan by means of preventing excessive density and providing for open space. At the same time, the competing requirements of the economical and environmental objectives of this plan shall be accommodated to the greatest extent practicable by means of taking the benefits of centralized and unified sources for the provision of municipal and other services, and mitigating the environmental damage caused by major production facilities by means of centralizing their activities so as to most effectively regulate and control such damage.
 - a. Sub-policy: Each sub-community shall have a focal point area for the placement of municipal and public service facilities serving the sub-community, so as to benefit from the economical advantages inherent therein. Such area may contain a reasonable mix of residential, recreational and commercial uses.
 - b. Sub-policy: Such focal areas shall be denominated "Community Core Zones" and shall be specifically addressed in the zoning ordinance of the City.
 - (1) The Community Core Zone for the "First Community" shall generally center around the existing Civic Center.
 - (2) The Community Core Zone for the "Second Community" shall be centered somewhere within a two mile diameter of

Borax Bill Park, the actual location to be determined upon adoption of a specific plan for the area.

2. Rationale - Experience has shown that excessive centralization leads to sociological and health problems such as ghettos and slums. On the other hand, economical and environmental factors prevent excessive de-centralization. Consequently, a middle ground is hereby taken with a deliberately greater emphasis on de-centralization. The factor underlying this emphasis is the relatively large physical size of the City and the economic restraints against total centralization.

3. Objectives implemented: A,B,C,D.

D. Growth.

1. Policy - Population and development shall be encouraged and aggressively implemented until the full potential for such are fully realized.
2. Rationale - Only through growth can the City's ability to fully meet this plan's goal and objectives be truly attained. The potential exists and it must be implemented.
3. Objectives implemented: A,B,D.

E. Development

1. Policy - Development shall be encouraged in those areas in which it is most economically feasible and discouraged in those areas where it is not economically feasible. As those areas denominated for discouragement become economically amenable for such development they shall be encouraged accordingly.

The deciding factor for determining the degree of encouragement or discouragement of development shall be the ability of the City to provide services and otherwise fulfill the objectives of this plan in an equitably economical manner, all things considered.

- a. Sub-policy: Development shall be forthwith encouraged in the "First" and "Second" Communities, with greater emphasis on the former, having in mind the primary policy delineated herein, and all other policies of this plan.
- b. Sub-policy: Development outside the "First" and "Second" Communities shall be absolutely discouraged until such time as circumstances indicate the primary policy delineated herein allows for it.
2. Rationale - California City is geographically large and greatly sub-divided. During its initial stages the original developer created impressions in the minds of buyers as to what their

property would be in the future. Unfortunately, high aspirations run headlong into economic reality and must be tempered thereby. For the City to attempt to provide services and regulation to greatly dispersed development would bankrupt the City. Such bankruptcy would deprive the developer of his objectives in building and, also, destroy the only mechanism by which the objectives and goal of this plan can be attained. In other words, dispersed development would not only be self defeating unto itself, it would also work additional evils of even greater magnitude.

Consequently, close restriction of dispersed development will ultimately promote the growth policy and objectives of this plan in the best possible manner.

3. Objectives implemented: D.

F. Sub-Divisions.

1. Policy - Throughout the City, sub-dividing for the purposes of speculation (i.e. sub-dividing solely for the purpose of lot sales, without any improvement or development) shall be closely restricted and prohibited where possible. Sub-dividing other than for the purposes of speculation shall be strictly viewed and closely regulated to insure total consistency and compliance with this plan.
2. Rationale - Inappropriate and unwise sub-division has been the basis of many of the evils now confronting the City. Such sub-division is already excessive, given the resources and circumstances of the City, and correcting the problem requires absolute discouragement until such time as the City's resources catch up with what has already been done.
3. Objectives implemented: A,D.

G. Balance and mix

1. Policy - Types of land uses permitted shall be reasonably balanced so as to maximize the attainment of all objectives of this plan when viewed together. Such balance shall be determined on the basis of viewing the City as a whole, and need not obtain in any specific plan area viewed individually.
2. Policy - Residential land use shall encourage a balance and mix of all age, ethnic, and income groups as well as housing types.
3. Rationale - As with all things in life, land use is subject to diverse and opposing forces. Only by striking a balance can the evils of extremes be minimized. As to residential balancing and mixing, it is hoped that such will promote understanding and compassion among varied groups and thereby enhance life through harmony.

4. Objectives implemented: A,B.

H. Floating Zones

1. Policy - In the diagramming of specific plans, types of land uses may be broadly and generally placed on the diagram until all necessary circumstances congeal so as to allow for precise placement. The zoning ordinance shall reflect this "floating" zone concept and establish the guidelines and procedure whereby a floating zone shall become "fixed" and definite.
2. Rationale - This policy allows a practical means for implementing the broader objectives and policies of this plan in a realistic manner by providing a mechanism for taking constantly changing circumstances into account. Types of land uses shall be pre-determined and generally located. Their exact placement and geographical boundaries shall be decided when sufficient facts are available to intelligently define their placement and boundaries, rather than doing so in advance on the basis of insufficient and likely incorrect information.
3. Objectives implemented: D.

I. Aesthetics

1. Policy - To the greatest extent possible, aesthetic enhancement shall be a considered factor in applying and implementing the objectives and policies of this plan.
2. Rationale - It is becoming more and more apparent that aesthetics of the living environment impact on the quality of life in terms of economics, health, and sociological considerations.
3. Objectives implemented: A,B,D.

J. Resource efficiency

1. Policy - The efficient capture, use, and conservation of all natural resources, including but not limited to energy and water, shall be maximized to the extent economically feasible in all development within the City.
 - a. Sub-policy: Solar space and water heating and cooling shall be encouraged and required where possible.
 - b. Sub-policy: Liquid and solid waste management shall be encouraged with a view toward recycling and the production of energy.
2. Rationale - The day for the intelligent use of natural resources has come, including the necessity of seeking realistic

alternatives to fossil fuels as a source of energy. Due to its desert locale, logic dictates that California City stress solar energy as a realistic alternative.

.3. Objectives implemented: A,B,C,D.

K. Annexation and Exclusion

1. Policy - The rational and realistic determination of the City's jurisdictional boundaries shall be aggressively pursued so as to optimize the objectives of this plan by means of exerting its control over those areas rationally amenable to such control. The City shall assert its sphere of influence outside its boundaries where such influence rationally exists, and pursue annexation or exclusion where such would enhance the objectives of this plan.
2. Rationale - The City's current boundaries were based upon the needs of the original developer in selling land and the vagaries attendant thereto. In order to attain the objectives of this plan the boundaries must be re-examined in light of those objectives and adjusted accordingly so as to provide a cohesive and holistic municipal framework.

L. Time Frame Focusing

1. Policy - In the application of the objectives and policies of this plan in terms of use type diagramming and implementing ordinances, the focus shall be twofold:
 - a. The first focus shall be on the year 1982 and shall be considered as more or less specific and definite in terms of determinations made as a result of such focus.
 - b. The second focus shall be on the year 2002 and shall be considered as general and contingent as to any determinations made thereby
2. Rationale - Effective planning requires a time focus in order to allow for implementation. The long term focus allows for the delineation of ideals to be striven for and the short term focus allows for the tempering of those ideals within the framework of the most likely circumstances to confront those ideals in the near future. The final accomodation between long term ideals and present day realities will be embodied in the ordinances adopted pursuant to this plan.
3. Objectives implemented: A,B,C,D.

M. Mass Transit.

1. Policy - A system or systems of mass transit shall be aggressively encouraged both within the City and as a means of circulation from the City to outside areas of population.

2. Rationale - Mass transit is the most likely solution to the environmental and economical evils now becoming apparent as a result of individualized transportation units fueled by fossil fuel.

3. Objectives implemented: C,D.

N. Restricted Residential Circulation.

1. Policy - Circulatory streets and patterns for automobiles shall be designed so as to inhibit and discourage through travel on residential streets.

2. Rationale - Excessive traffic detracts from the peace and quiet and safety which residential uses are designed to enhance.

3. Objectives implemented: A,B.

O. Commercial Circulation.

1. Policy - Circulatory streets and patterns within and impacting on commercial areas shall encourage easy ingress and egress to and from such areas and efficient movement within them. Use of the circulatory system within such areas by industrial related traffic shall be discouraged.

2. Rationale - Ease and convenience of shopping are a modern day necessity. Congestion and non-related traffic detract from these ends.

3. Objectives implemented: A,D.

P. Industrial Circulation.

1. Policy - Circulatory patterns within industrial areas shall promote ease and efficiency of movement within such areas and inhibit non-industry related traffic from entering such areas.

2. Rationale - Circulation patterns should always promote ease and efficiency of travel. Industrial areas serve a special purpose and non-related traffic impedes that purpose and serves no useful purpose.

3. Objectives implemented: A,D.

Q. Inter-Community Circulation.

1. Policy - There shall be arterial connectors between each of the "Communities" within the City which provide for the quick, safe and efficient movement of all types of traffic among the Communities. Such arteries shall provide an easy and efficient means of entry and exit for each type of traffic to and from its proper place in each "Community" so as to promote the restrictive policies of policies "M", "N", and "O".

2. Rationale and objectives implemented - see "R" below.

R. Inter-City Circulation.

1. Policy - The City's circulation system shall allow for and encourage connection with major arteries which connect the City with surrounding population areas.
2. Rationale - Every Community and City exists within the context of its surrounding areas and, for sociological and economical reasons, must allow for easy and convenient movement back and forth.
3. Objectives implemented: A,D.

S. Circulation via Air.

1. Policy - The inter-City movement of goods and people via air traffic is to be encouraged.
2. Rationale - Air transportation can, to a certain extent, meet the needs of mass transit and efficiency of movement.
3. Objectives implemented: A,C,D.

VII. ASSUMPTIONS

A. Preamble

1. A data base collection and assimilation has been commissioned during the development of this Land Use and Circulation Element.
2. The purpose of such a data base is to provide the information which will either validate or indicate the need for amendment of the policies in this General Plan. It will also be the basis of a fiscal element for the General Plan which will allow for the determination of the economic feasibility of the policies in the other elements of the plan, as well as point the way for policies as to implementation of the plan.
3. Lacking the benefit of the data base at the time of adoption of these elements, it is hereby found and determined that the common sense, experience, and wisdom of the Planning Commission and City Council provide sufficient data to validate the policies of these elements until such time as the actual data base is collected and indicates otherwise.
4. At such time as the data base is completed, it is the intent of the Planning Commission that this Land Use and Circulation Element shall be reviewed in light of it and any policy changes indicated shall be made. It is further intended that a Fiscal Element of the General Plan shall be postulated from the data base. Further, specific assumptions shall be made

and set out so as to allow monitoring of the experience of the General Plan in light of those assumptions and requisite changes to be made if experience shows those assumptions to be incorrect.

- B. In light of the preamble in "A" above, the sole assumption made at this time is that the data base, when completed, will totally validate all of the policies herein adopted.

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